



Village of Chenequa Accepting Sealed Bids for
Slate Roof Repair and Rubber Shingle and EPDM Roof Replacement
Village of Chenequa
31275 W County Road K
Chenequa, WI 53029

PLEASE TAKE NOTICE that the Village of Chenequa will receive sealed bids at the Office of the Village Clerk, located at 31275 W County Road K, Chenequa for the purposes of Slate Roof Repair and Rubber Shingle and EPDM Roof Replacement until Monday, April 14th at 10 a.m.

The bids will be publicly opened and read aloud on April 14th at 10:15 a.m. in the Village Board Room.

The roof project(s) are for the legacy governmental building located in the Village of Chenequa at 31275 W County Road K, Chenequa. This is a municipal building for the purposes of Public Safety, Voting, and Village Board.

The bid specs follow the bid notice and are labeled as: Slate Roof Repair Specifications and Rubber Shingle and EPDM Roof Replacement Specifications.

Clearly mark the sealed envelopes as follows:
Slate Roof Repair Specifications
Rubber Shingle and EPDM Roof Replacement

Contractor must supply the Village with proof of insurance. The Village reserves the right to reject any or all bids, waive or not waive formalities in the bids received and to accept any proposal that which the Village deems most favorable to the interests of the Village. No bid shall be withdrawn for a period of 90 days after the scheduled opening without consent of the Village.

Deanna Braunschweig, Clerk-Treasurer, Village of Chenequa



Village of Chenequa

Daniel R. Neumer
Administrator/Chief

31275 W County Road K
Chenequa, Wisconsin 53029

Rubber Shingle and EPDM Roof Replacement Specifications

The Village of Chenequa is requesting bids for replacement of the Rubber Shingle Roof and EPDM Roofing Membrane at the Village Hall, located at 31275 W County Road K, Chenequa, WI 53029. The project shall be completed in 2025.

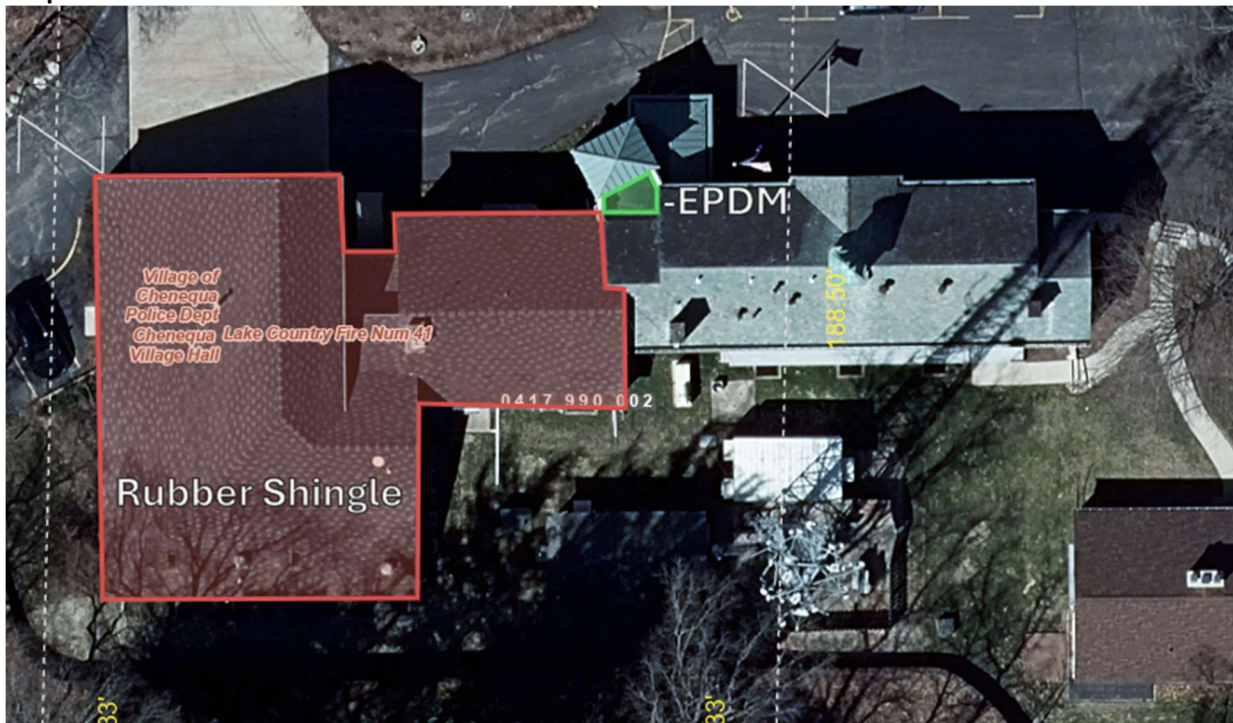
1. Tear off existing rubber shingles and dispose of.
2. Remove and dispose of following items:
 - a. Existing felt roof protector.
 - b. Existing "D" edge metal.
 - c. Existing 4" pipe flashings.
 - d. Existing 2' x 2' vents.
 - e. Existing chimney flashing.
 - f. Existing skylight flashing.
 - g. Existing gutter apron.
 - h. Existing heating cables.
3. Replace decking only as needed, with same materials as existing.
4. Existing gutters, end caps, and down spouts to remain.
5. Furnish and install new, the following items according to manufacturer's instructions:
 - a. Chimney flashing, including new step flashings.
 - b. Six (6) feet of manufacturer's premium ice and water leak barrier to gutter line and step flashings.
 - c. Manufacturer's premium roof deck protection underlayment to all remaining roof areas.
 - d. 24-gauge gutter apron.
 - e. New aluminum "D" edge metal.
 - f. New 4" soil pipe flashings.
 - g. New 2' x 2' vents.
 - h. New flashing to skylights.
 - i. Manufacturer's premium starter shingles
 - j. Manufacturer's premium Class 4 impact resistant shingles using the Village's preferred color _____.
 - k. Matching manufacturer's premium ridge cap shingles.
 - l. New heavy-duty self-regulating heating cables to replace existing, to be installed in gutters and downspouts only (must extend below frostline in underground drains)
 - m. Remove and dispose of existing EPDM roofing membrane on small flat area near elevator shaft.

- n. Furnish and install new 60 mil fully adhered EPDM roof system, including proper installation of all flashings and termination.
 - i. Replace insulation on an as-needed basis.
- 6. Fully clean up jobsite and dispose of all waste materials.
- 7. **Optional Alternate:** Please provide a quote for full replacement of existing aluminum gutters, end caps, and downspouts (excluding trough-style copper and steel gutters on north side of Village Hall) meeting the required specifications:
 - a. 6" Seamless Gutters
 - b. 3"x4" Downspouts and Elbows
 - c. Color to be determined by the Village

Notes:

- All work shall be done according to Local Building Code and manufacturer's instructions.
- See map on following page for project area.
- Shingle Manufacturer Warranty must be met and provided.
- EPDM roof warranty must be met and provided.

Map of Work Area:



Red Shaded Area – Rubber Shingle Roof

Green Shaded Area – EPDM Rubber Roofing Membrane



Village of Chenequa

Daniel R. Neumer
Administrator/Chief

31275 W County Road K
Chenequa, Wisconsin 53029

Slate Roof Repair Specifications

The Village of Chenequa is requesting bids to repair the Slate Roof at the Village Hall, located at 31275 W County Road K, Chenequa, WI 53029. The project shall be completed in 2025.

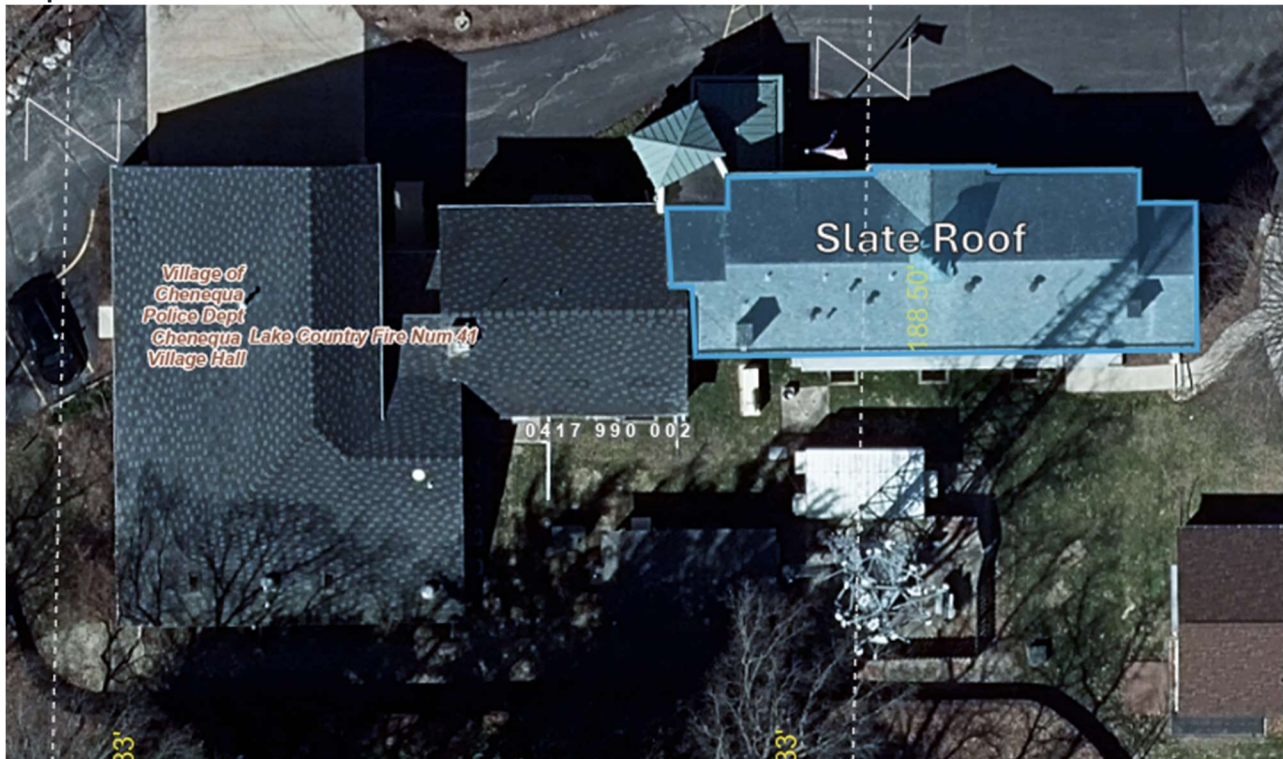
1. Replace broken slate throughout the entire roof area with replacement slate pieces to closely match the existing. Replacement slates shall be fastened with concealed fasteners.
2. Change the slates previously replaced with exposed metal clips to concealed fasteners.
3. Repair seams in south side gutter covers as follows:
 - a. Add rivets and caulk the existing seams.
 - b. Remove the bottom three (3) courses of slate and starter slate just above the gutter covers and reinstall adding a metal cant strip to provide the proper fit when the slates are reinstalled.
 - c. The third course shall be installed using concealed fasteners.
4. Replace the flashings at the three (3) PVC vents.
5. Prime and paint the existing rusted areas of the six (6) galvanized steel louvers to match existing color.
6. Repair broken seams in the copper ledge at the cupola. Seams shall be caulked.
7. Repair the existing north side gutters as follows:
 - a. Remove the existing rubber patches that have weathered.
 - b. Install new rubber patches.
8. Replace the existing heating cables as follows:
 - a. Replace the existing heating cables on the north side with new heavy-duty self-regulating cables, installed only in gutters, valleys, and downspouts (extending below the frostline in underground drains).
 - b. An additional heavy-duty self-regulating cable shall be installed in the south side gutters and downspouts.
 - c. Electrical receptacle for each cable shall not be included (electrician to provide).
 - d. All cables must be installed according to manufacturer's specifications.
9. Install rail-type snow guard as follows:
 - a. Three (3) sections on the north side.
 - b. One (1) section on the south side over the entrance.
 - c. Rails and brackets shall be from heavy gauge aluminum.
 - d. All brackets and rails shall be finished with powder coating in a color to resemble the slate.
10. Apply one application of "Wet and Forget" cleaning solution to the north side of roof to kill lichen growth.

11. Set scaffold access for mason crews to repair the two (2) south side chimneys.
12. Remove scaffolds when roof work is finished and repair any slate broken in the process.
Masonry work on chimneys (not included in this bid) shall be completed before roof repair begins.
13. Replace any rotted framing lumber, roof deck, or trim, only as needed, with same materials as existing.
14. Fully clean up jobsite and dispose of all waste materials.

Notes:

- All work shall be done according to Local Building Code and manufacturer's instructions.
- See map on following page for project area.

Map of Work Area



Blue Shaded Area – Slate Roof